

**DEPARTMENT OF FINANCE BILL ANALYSIS**

**AMENDMENT DATE:** July 12, 2011  
**POSITION:** Neutral  
**SPONSOR:** California State Association of Counties

**BILL NUMBER:** AB 931  
**AUTHOR:** R. Dickinson

**BILL SUMMARY: Environment: CEQA Exemption**

This bill would increase the percentage of the total building square footage allowable for nonresidential uses from 15 percent to 25 percent for residential infill projects that are exempt from the California Environmental Quality Act (CEQA).

**FISCAL SUMMARY**

This bill would not result in additional cost to the state.

**COMMENTS**

Finance is neutral on the bill because it makes a change to the criteria under which an infill housing project can qualify for an exemption from the CEQA and thereby promotes the policy of encouraging infill housing development. The sponsor contends the change would make infill development projects more feasible.

Existing law exempts from CEQA urban infill residential projects, defined as residential units and neighborhood-serving goods, services, or retail uses that do not exceed 15 percent of the projects floor area. The project must meet the following criteria:

- The site of the project is not more than four acres.
- The project does contain more than 100 residential units.
- Within five years of the date the project application was complete; a community-level environmental review is certified or adopted.
- The project is within half mile of a major transit stop.
- The project meets affordability requirements.
- The project does not include any single level building that exceeds 100,000 square feet.
- The project promotes higher density infill housing.

Code/Department Agency or Revenue Type	SO	(Fiscal Impact by Fiscal Year)							
	LA	(Dollars in Thousands)							
	CO	PROP							Fund
	RV	98	FC	2011-2012	FC	2012-2013	FC	2013-2014	Code
2240/HCD	SO	No	-----	No/Minor	Fiscal Impact	-----			0001

Analyst/Principal (0741) P. Abahazi	Date	Program Budget Manager Mark Hill	Date
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Department Deputy Director	Date
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Governor's Office:	By:	Date:	Position Approved _____
			Position Disapproved _____

**BILL ANALYSIS** Form DF-43 (Rev 03/95 Buff)